



Crocus Drive Blyth

- Semi Detached House
- Two Bedrooms
- Sought After Estate
- Down Stairs WC
- Off Street Parking

£ 155,000



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ROOK
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SAYER

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Crocus Drive

Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

Low level WC, double glazed window, single radiator, tiled floor

LOUNGE 13'15 (3.99) X 9'68 (2.90)

Double glazed window to front, single radiator

KITCHEN/DINER 14'37 (4.34) X 8'17 (2.46)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, induction hob, integrated fridge/freezer, plumbed for washing machine, tiling to floor, double glazed patio doors to rear garden

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 14'42 (4.37) X 10'70 (3.22)

Double glazed window to rear, single radiator, built in cupboard

BEDROOM TWO 11'74 (3.53) X 6'51 (1.98)

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, single radiator, tiling to walls, tiled flooring

FRONT GARDEN

Lawn area, block paved driveway, EV charging point

REAR GARDEN

Laid mainly to lawn, patio area, westerly facing

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Management fee: Approx £120 to £150 per annum

EV charging point: Yes

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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16 Branches across the North-East

